

S42086SF

## WARRANTY DEED

**THIS INDENTURE**, made and entered into this **30th** day of **April**, **2002**, by and between **Summerset Homes, Inc.**, a corporation organized and existing under and by virtue of the laws of the State of Tennessee, party of the first part, and **Richard J. Hurt and Jennifer D. Hurt, husband and wife**,\* parties of the second part, **\*joint tenants with full rights of survivorship**

**WITNESSETH:** That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said parties of the second part the following described real estate, situated and being in the City of **Olive Branch**, County of **DeSoto**, State of **MS**.

**Lot 103, Phase 2, Section A, Alexander's Ridge Subdivision, Section 27, Township 1 South, Range 6 West, as shown on plat of record in Book 75, Pages 29-30, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which reference is hereby made for a more particular description of said property.**

**Being part of the same property conveyed to Grantor(s) herein as shown in Warranty Deed of record at Book 396, Page 523 in said Clerk's Office.**

**This conveyance is made subject to: Subdivision restrictions, building lines and easements of record as shown in Plat Book 75, Pages 29-30, Restrictive Covenants at Plat Book 75, Pages 29-30; and subject to subdivision, zoning and health department ordinances in effect in DeSoto County, Mississippi and the City of Olive Branch, Mississippi, all in said Clerk's Office and 2002 City of Olive Branch and 2002 DeSoto County Taxes not yet due and payable.**

**Parcel No. 1068-2700.0-00001.01**

STATE MS.-DE SOTO CO.  
FILED

MAY 8 10 39 AM '02

BK 418 PG 630  
W.E. DAVIS CH. CLK.

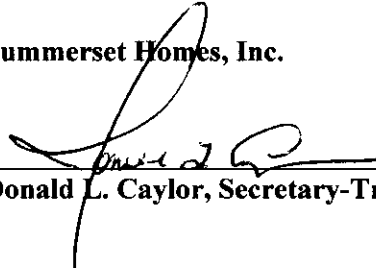
TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered, EXCEPT as setforth above, and that the title and quiet possession thereto it warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

**Summerset Homes, Inc.**

  
\_\_\_\_\_  
**Donald L. Caylor, Secretary-Treasurer**

## STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donald L. Caylor** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be **Secretary-Treasurer** (or other officer authorized to execute the instrument) of **Summerset Homes, Inc.**, the within named bargainor, a corporation, and that he as such **Secretary-Treasurer**, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **Secretary-Treasurer**.

WITNESS my hand and Notarial Seal of office this 30th day of April, 2002.

My commission expires: \_\_\_\_\_

\*\*\*\*\*

Property address: **9847 Piney Ridge Drive**  
**Olive Branch, MS 38654**

Grantor's address **P.O. Box 381347**  
**Germantown, TN 38183-1347**

Phone No.: **901-861-6436**

Phone No.: *N/A*

Grantee's address **9847 Piney Ridge Drive**  
**Olive Branch, MS 38654**

Phone No.: *901 754 2080*

Phone No.: *N/A*

Mail tax bills to, (Person or Agency responsible for payment of taxes)

**Wells Fargo Home Mortgage, Inc.**  
**620 N. Wymore Road, Ste. 200**  
**Maitland, FL 32751-0000**

This instrument prepared by:

**Memphis Title Company**

~~7515 Quail Hollow Drive~~ **6465 Quail Hollow #300**  
~~Germantown, TN 38138~~ **Memphis, TN 38120**  
**(901) 754-2080**

File No.: **S42086SF**

Return to: **Memphis Title Company**

~~7515 Quail Hollow Drive~~ **6465 Quail Hollow #300**  
~~Germantown, TN 38138~~ **Memphis, TN 38120**  
**(901) 754-2080**

(FOR RECORDING DATA ONLY)